

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
1011 MUNICIPAL CENTER DRIVE, 63131
JULY 10, 2023**

REGULAR MEETING

The regular meeting of the Board of Aldermen of the City of Town and Country was held at 7:00 PM on Monday, July 10, 2023 at the Municipal Center.

PLEDGE OF ALLEGIANCE

Mayor Rehm led the Pledge of Allegiance.

ROLL CALL

The 7:03 PM roll call indicated Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer, and Wiesehan to be present.

Mayor Rehm presided.

Attorney Ed Sluys was present to represent the City.

MINUTES-06/12/23 Regular Meeting

Alderman Hughes moved for approval, seconded by Alderman Even.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 06/12/2023 were approved by voice vote.

MINUTES-06/26/23 Fax Meeting

Alderman Hughes moved for approval, seconded by Alderman Allen.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 06/26/2023 were approved by voice vote.

MINUTES-06/28/23 Annual Work Shop

Alderman Hughes moved for approval, seconded by Alderman Kinsella.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 06/28/2023 were approved by voice vote.

HEARING FROM CITIZENS

PUBLIC HEARING(S)

- *A public hearing to consider a Zoning Code Amendments related to the regulation of Comprehensive and Medical Marijuana related uses - Section 405.080, Section 405.227, Section 405.560, Section 405.630, Section 405.865, Section 405.951, and Section 405.1330.*

Mayor Rehm declared the public hearing opened and the City Clerk entered the following exhibits:

1. Affidavit of publication of Notice of Hearing published in the St. Louis Countian on June 23, 2023.
2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, and sent via Notify Me.

3. Bill No. 23-34.

City Planner Ryan Spencer stood available for questions.

In response to Alderman Wiesehan, Mr. Spencer clarified that the amendments were needed to align with State Law passed via Amendment 3. He noted that regulations remain the same, but the language now incorporates recreational marijuana.

Hearing no further, the public hearing was closed.

APPOINTMENTS

- Veterans and First Responders Task Force

Mayor Rehm sought a motion, without objection, to appoint Jim Conrad, Ron Jaudes, and Ray Murphy to the Veterans and First Responders Task Force to serve as alternate members, noting that they will count toward quorum but at no time will more than seven people serve at a time to increase the number needed to hold a meeting.

Alderman Francisco moved for approval, seconded by Alderman Allen. A voice vote was held and carried.

COMMUNICATIONS AND REPORTSAlderman Allen

Alderman Allen reported that the Veterans and First Responders Task Force would hold their next meeting on July 12 at 11:30 AM at Longview.

Alderman Wiesehan

Alderman Wiesehan announced that the Police, Fire and EMS Commission would next meet on July 18 at 4:30 PM in the Community Room.

Alderman Francisco

Alderman Francisco stated that the Drace Park playground equipment is scheduled to arrive next week with installation beginning the following week. She noted that the recent pavilion fire will not impact the playground schedule, and that the City has filed an insurance claim and begun cleanup of the debris.

She also stated an open house was held on June 20 at Preservation Park to seek feedback from residents on future plans for the park. Alderman Francisco noted that the next Parks and Trails meeting would be held on July 17 and SWT will present plans based on the resident feedback from the open house.

Alderman Francisco stated that Longview Farm Park playground replacement is scheduled to begin in September. Finally, she announced that the May Concert Series that was cancelled has been rescheduled to September 8.

City Administrator

City Administrator Bob Shelton stated that unfortunately, a fire completely destroyed Drace Park pavilion and that the City has begun the insurance claim and clean up. He also noted that the Public Works and Police Department are working to improve the gates to the park in order to lock them in the evenings. Mr. Shelton announced that the City has placed a container in the back of City Hall for any residents who wish to dispose of their unused fireworks.

In response to questioning, Mr. Shelton stated that the individuals who caused the fire were caught with assistance from surveillance cameras and Flock cameras.

Mr. Shelton then announced that the 75' ladder truck has been moved to Fire House 3 temporarily until the 109' ladder truck is ready.

Finally, Mr. Shelton stated that the City has been in contact with Ameren about burying utility lines in light of the recent power outages caused by storms.

UNFINISHED BUSINESS

BILL NO. 23-30, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR OUTSIDE DINING AT CLEAVER AND COCKTAILS LOCATED AT 13360 CLAYTON ROAD, SUITE 104, IN THE CITY OF TOWN AND COUNTRY (Sponsored by Alderman Even) (1st reading 6/12/2023)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-30 was read for the second time and placed upon its final passage.

Alderman Even moved for approval, seconded by Alderman Francisco.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer, and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 23-30 became Ordinance No. 4577.

BILL NO. 23-31, AN ORDINANCE APPROVING AN INTERGOVERNMENTAL MASTER AGREEMENT BETWEEN THE REGIONAL JUSTICE INFORMATION SERVICE COMMISSION (REJIS) AND THE CITY OF TOWN AND COUNTRY FOR THE IMPLEMENTATION, MAINTENANCE AND SERVICE OF A REGIONAL COMPUTER AIDED DISPATCH (RCAD) SYSTEM (Sponsored by the Board as a whole) (1st reading 6/12/23)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-31 was read for the second time and placed upon its final passage.

Alderman Hughes moved for approval, seconded by Alderman Wiesehan.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer, and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 23-31 became Ordinance No. 4578.

BILL NO. 23-32, AN ORDINANCE AMENDING TITLE IV, CHAPTER 410: THE SUBDIVISION REGULATIONS OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY THE AMENDMENT OF SECTION 410.200 REGARDING STREET STANDARDS AND SPECIFICATIONS (Sponsored by Alderman Kinsella) (1st reading 6/12/23)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-32 was read for the second time and placed upon its final passage.

Alderman Kinsella moved for approval, seconded by Allen.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer, and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 23-32 became Ordinance No. 4579.

BILL NO. 23-33, AN ORDINANCE REPEALING AND REPLACING EXHIBIT A TITLED “GUIDELINES FOR ACCEPTANCE OF PRIVATE STREETS FOR MAINTENANCE BY THE CITY OF TOWN & COUNTRY” AS ORIGINALLY SET FORTH IN ORDINANCE NO. 1985, AND LATER AMENDED BY ORDINANCE NOS. 3482 AND 4069 (Sponsored by Alderman Kinsella) (1st reading 6/12/23)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-33 was read for the second time and placed upon its final passage.

Alderman Kinsella moved for approval, seconded by Alderman Francisco.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer, and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 23-33 became Ordinance No. 4580.

NEW BUSINESS

Approval of Liquor Licenses

Alderman Even moved for approval of the liquor licenses as distributed in the aldermanic packet:

Retail Liquor By The Drink and Sunday By The Drink
Fresh Ideas Management

Retail Liquor By The Drink
ORCH LLC d/b/a Dave’s World Famous Bar & Burger Emporium

The motion was seconded by Alderman Schwoerer.

Alderman Allen inquired if the two businesses up for approval tonight were due to a late submittal. Finance Director Joan Jadali stated that one submitted their paperwork late and the other submitted on time but the paperwork was accidentally clipped to another application. She added that the remaining two businesses listed on the memo have not yet submitted their renewal applications.

In response to questioning, Ms. Jadali stated that all liquor licenses require Board of Aldermen approval, therefore the two remaining businesses will not have an active license until proper paperwork is submitted and the Board approves it.

The City Clerk noted, for the record, that the two remaining businesses that have not submitted are Classic Red Hots and John Mineo’s.

In response to questioning, Mr. Shelton noted that there is no proactive investigative team to see if businesses without a liquor license are selling alcohol, but that we would investigate upon notification. Police Chief Cavins stated that if a business was caught selling without a license, the business would receive a summons and referred to the Prosecuting Attorney’s Office.

Hearing no further discussion, a voice vote was held and carried unanimously.

BILL NO. 23-34, AN ORDINANCE AMENDING VARIOUS SECTION OF CHAPTER 405: THE ZONING REGULATIONS OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, SPECIFICALLY PERTAINING TO RECREATIONAL MARIJUANA RELATED USES (Sponsored by the Board as a whole)

Mayor Rehm called for first reading, without objection. Without objection, Bill No. 23-34 was read for the first time by title only.

Mayor Rehm declared Bill No. 23-34 continued to the meeting of Monday, July 24 for second reading and consideration.

BILL NO. 23-35, AN ORDINANCE APPROVING THE THIRD AMENDED FINAL SITE DEVELOPMENT PLAN WITH CONDITIONS TO BE COMPLIED WITH FOR THE PRINCIPIA AT 13201 CLAYTON ROAD, CITY OF TOWN AND COUNTRY, MISSOURI AND AUTHORIZING CERTIFICATION OF THE THIRD AMENDED FINAL SITE DEVELOPMENT PLAN (Sponsored by the Board as a whole)

Mayor Rehm called for first reading, without objection. Without objection, Bill No. 23-35 was read for the first time by title only.

Mayor Rehm declared Bill No. 23-35 continued to the meeting of Monday, July 24 for second reading and consideration.

FAX WARRANT LIST-06/26/2023

Alderman Allen moved to formally confirm the approval of the fax warrant list that was authorized via email on June 26. Alderman Kinsella seconded.

Mayor Rehm called for discussion or amendments.

Hearing none, a voice vote was taken and the approval of the June 26, 2023 fax warrant list in the amount of \$207,475.39 was confirmed.

WARRANT LIST-07/10/23

Alderman Allen moved for approval, seconded by Alderman Kinsella.

Mayor Rehm called for discussion or amendments.

Alderman Allen requested clarification on grant funds for the Salamander Asset Management Program. City Administrator Shelton stated that the grant request has been submitted for 50% reimbursement. She further clarified that the Summerhill Engineering project was planned before the new stormwater regulations that were recently approved. She also confirmed that the Drace Park Playground grant was an 80/20 match, with the City paying 20% of the total cost.

In response to Alderman Hughes, Chief Cavins confirmed that the replacement vests are specifically sized for each individual officer. He noted that the vests have a 5-year life per manufacturer standards and a grant request is submitted for half of the total cost.

Alderman Wiesehan inquired about the increased water bill at Town Square. Parks and Recreation Director Nixon stated it is due to an increase of needed irrigation. Mr. Shelton added that there are more irrigation heads at Town Square than other facilities.

Hearing no further, a voice vote was taken on the July 10, 2023 warrant list in the amount of \$314,496.85 and carried.

OTHER

ADJOURN

Motion was made by Alderman Kinsella and seconded by Alderman Hughes to move to closed session pursuant to Section 610.021 (1), (3), and (13) to discuss legal actions, personnel matters, and attorney-client privileged communications.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer, and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

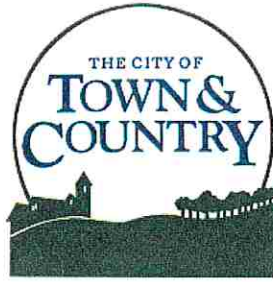
The motion carried unanimously and the Board moved to closed meeting at 7:25 PM.

The Board did not return to open regular session.

A handwritten signature in black ink that reads "Morgan Forney". The signature is written in a cursive, flowing style.

Morgan Forney
Communications/Administrative Assistant

Municipal Center
1011 Municipal Center Drive
Town & Country
Missouri 63131-1101
Tele. (314) 432-6606
Fax (314) 432-1286



Charles H. Rehm, Jr.
Mayor

Robert Shelton
City Administrator

**NOTICE OF PUBLIC HEARING
BOARD OF ALDERMEN
CITY OF TOWN & COUNTRY, MO**

Notice is hereby given that the Board of Aldermen of the City of Town and Country will hold a Public Hearing on Monday, July 10, 2023 at 7:00 P.M., in the Municipal Center, 1011 Municipal Center Drive, 63131, to consider a Zoning Code Amendments related to the regulation of Comprehensive and Medical Marijuana related uses - Section 405.080, Section 405.227, Section 405.560, Section 405.630, Section 405.865, Section 405.951, and Section 405.1330.

All interested parties may examine all public documents relating to this matter at the Municipal Center and may appear and be heard at the public hearing. Visit the City's website at <https://www.town-and-country.org/DocumentCenter/Index/49> to review related documents. For direct inquiries concerning the matter, please contact City Planner Ryan Spencer at (314) 587-2827.

Ashley McNamara
City Clerk

6/20/23
AM

